

UNITED STATES BANKRUPTCY COURT
DISTRICT OF MINNESOTA

In re:

JOINTLY ADMINISTERED UNDER
CASE NO. 10-38652

DUKE AND KING ACQUISITION CORP.,

Debtors.

Court File No. 10-38652

Court File Nos:

(includes:

Duke and King Missouri, LLC;
Duke and King Missouri Holdings, Inc.;
Duke and King Real Estate, LLC;
DK Florida Holdings, Inc.)

10-38653 (GFK)
10-38654 (GFK)
10-38655 (GFK)
10-38656 (GFK)

Chapter 11 Cases
Chief Judge Gregory F. Kishel

**NOTICE CONCERNING UNEXPIRED LEASES AND EXECUTORY CONTRACTS AND
ESTABLISHING CURE COSTS**

To: The Counterparties to the Debtors' Executory Contracts and Non-Residential Real Property Leases:

NOTICE IS HEREBY GIVEN that the above-captioned debtors and debtors in possession (collectively, the "Debtors") have filed a motion, dated April 11, 2011 (the "Sale Motion"), for an order (i) authorizing the sale of substantially all of their assets free and clear of liens, claims, interests and encumbrances through an auction process and (ii) approving the assumption and assignment or rejection of certain executory contracts and establishing cure costs. A hearing to consider approval of the proposed sale (the "Sale Approval Hearing") will be held on May 10, 2011 at 9:30 a.m. (Central Time), in the United States Bankruptcy Court for the District of Minnesota, Courtroom No. 2A, United States Courthouse, 316 North Robert Street, St. Paul, Minnesota, 55415.

PLEASE TAKE FURTHER NOTICE that pursuant to the Sale Motion, Debtors may assume and assign to the successful bidder or bidders (each, a "Successful Bidder"), subject to a closing of the sale or sales of the Debtors' assets, the certain of the executory contracts and unexpired non-residential real property leases (the "Contracts and Leases") pursuant to sections 363 and 365 of the Bankruptcy Code as set forth hereto on Exhibit 1.

The Contracts and Leases set forth on Exhibit 1 hereto are subject to assumption and assignment pursuant to the Sale Motion. The Contracts and Leases may be those presently designated by one or more of the stalking horse bidders identified in the Sale Motion (each, a "Stalking Horse Bidder"). If the Successful Bidder is a party other than the Stalking Horse Bidder, and the Successful Bidder does not intend to assume the Contracts and Leases or seeks to assume Contracts and Leases in addition to those identified herein, supplemental notice will be provided accordingly.

PLEASE TAKE FURTHER NOTICE that the list on Exhibit 1 sets forth the Debtors' proposed cure amounts that the Debtors believe must be paid to cure any such defaults under the particular listed Contract and Lease to which you are a counter-party (in each instance, the "Cure Cost").

PLEASE TAKE FURTHER NOTICE that the Debtors propose that a Successful Bidder's responsibility to perform any obligations pay the amounts arising under the Contracts and Leases after the closing of the sale constitutes adequate assurance of future performance of the assigned Contracts and Leases in accordance with section 365(f)(2)(B) of the Bankruptcy Code.

PLEASE TAKE FURTHER NOTICE that any party seeking (i) to object to the Cure Cost, as provided on Exhibit 1 herein, in order for such Contract or Lease to be assumed and/or assigned to a Successful Bidder, or (ii) object to the assumption and assignment of any Contract and Lease on any other basis, must file a written objection ("Assumption/Assignment Objection") setting forth the cure amount the objector asserts to be due and the support therefor, and the basis for the Assumption/Assignment Objection. **Assumption/Assignment Objections must be received by parties indicated in Local Rule 9013-3(b) no later than May 5, 2011 (Central Time) (the "Deadline")**, the time set for objections to the Sale Motion.

PLEASE TAKE FURTHER NOTICE that unless an Assumption/Assignment Objection is filed and served before the Deadline, all parties shall (i) be deemed to have consented to the assumption and assignment of the Contracts and Leases, (ii) be forever barred from asserting any cure or other amounts with respect to the Contracts and Leases, and (iii) be forever barred and estopped from asserting or claiming against the Debtors or Successful Bidder that any additional amounts are due beyond the amounts set forth on Exhibit 1 hereto, that any conditions to assumption and assignment remain to be satisfied under such Contracts and Leases or that there is any objection or defense to the assumption and assignment of such Contracts and Leases.

PLEASE TAKE FURTHER NOTICE that a properly filed Assumption/Assignment Objection shall reserve the objector's rights with respect to the assumption and assignment of a particular Contract and Leases but shall not constitute an objection to the relief requested in the Sale Motion. Parties otherwise wishing to object to the relief requested in the Sale Motion must do so in a separate objection filed and served as directed in the Sale Motion.

PLEASE TAKE FURTHER NOTICE that the Debtors' assumption and assignment of the Contracts and Leases to the Successful Bidder is subject to Court approval and consummation of the closing of the sales of the Debtors' assets. Further, those Contracts and Leases to be assumed and assigned are subject to change. Accordingly, the Debtors shall be deemed to have assumed and assigned each of the Contracts and Leases as of the date of and effective only on the closing of any sales of the assets and such Successful Bidder's decision to take assignment of the Contracts and Leases under the terms of its asset purchase agreement. Absent such closing, each of the Contracts and Leases shall in all respects be subject to further administration under the Bankruptcy Code. The inclusion of any document on the list of Contracts and Leases shall not constitute or be deemed to be a determination or admission by the Debtors or the Successful Bidder that such document is, in fact, an executory contract within the meaning of the Bankruptcy Code (all rights with respect thereto being expressly reserved) or that such Contract and Lease will indeed be assumed and assigned at the closing.

PLEASE TAKE FURTHER NOTICE that any inquiries regarding information contained in this Notice should be directed to counsel for the Debtors at the address listed below.

Dated: April 18, 2011

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AND DEBTORS IN POSSESSION

EXHIBIT 1

**Duke & King Acquisition / Duke & King Missouri LLC
Notice Of Unexpired Leases and Executory Contracts And Cure Costs**

Type of Contract/Lease	Counter Party	Store #	Region	Debtor	Proposed Cure Amount
1 Limited License Agreement Store #04201	Burger King Corporation	04201	IA	Duke & King Acquisition	55,816.81
2 Limited License Agreement Store #06211	Burger King Corporation	06211	IA	Duke & King Acquisition	64,062.66
3 Limited License Agreement Store #04043	Burger King Corporation	04043	IA	Duke & King Acquisition	57,550.91
4 Limited License Agreement Store #04297	Burger King Corporation	04297	IA	Duke & King Acquisition	69,025.55
5 Non-Residential Real Property Lease	Christopher Keith Guthrie Trust	04043	IA	Duke & King Acquisition	6,232.46
6 Non-Residential Real Property Lease	Gabe Fazzini and Karen Fazzini	04201	IA	Duke & King Acquisition	6,974.75
7 Non-Residential Real Property Lease	Mihailo Chukalovich	04297	IA	Duke & King Acquisition	8,341.67
8 Non-Residential Real Property Lease	Vanowen Sreet, LLC	06211	IA	Duke & King Acquisition	7,422.93
9 Non-Residential Real Property Lease	504 West Blackhawk Realty LLC	11877	IL	Duke & King Acquisition	9,103.59
10 Non-Residential Real Property Lease	Amcore Investment Group, Trustee of Trust	01326	IL	Duke & King Acquisition	2,520.83
11 Non-Residential Real Property Lease	Burger King Corporation	16573	IL	Duke & King Acquisition	12,571.00
12 Non-Residential Real Property Lease	Burger King Corporation	00111	IL	Duke & King Acquisition	7,364.08
13 Limited License Agreement Store #10234	Burger King Corporation	10234	IL	Duke & King Acquisition	46,743.92
14 Burger King Franchise Agreement #16573	Burger King Corporation	16573	IL	Duke & King Acquisition	65,362.11
15 Limited License Agreement Store #00437	Burger King Corporation	00437	IL	Duke & King Acquisition	51,228.03
16 Limited License Agreement Store #00111	Burger King Corporation	00111	IL	Duke & King Acquisition	59,480.73
17 Limited License Agreement Store #00255	Burger King Corporation	00255	IL	Duke & King Acquisition	55,068.74
18 Limited License Agreement Store #01747	Burger King Corporation	01747	IL	Duke & King Acquisition	56,891.09
19 Limited License Agreement Store #05879	Burger King Corporation	05879	IL	Duke & King Acquisition	55,839.03
20 Burger King Franchise Agreement #11877	Burger King Corporation	11877	IL	Duke & King Acquisition	57,099.57
21 Limited License Agreement Store #02160	Burger King Corporation	02160	IL	Duke & King Acquisition	65,646.95
22 Limited License Agreement Store #01326	Burger King Corporation	01326	IL	Duke & King Acquisition	59,047.50
23 Limited License Agreement Store #01752	Burger King Corporation	01752	IL	Duke & King Acquisition	71,879.27
24 Burger King Franchise Agreement #01060	Burger King Corporation	01060	IL	Duke & King Acquisition	66,797.85
25 Non-Residential Real Property Lease	Cordoza Family Trust	05879	IL	Duke & King Acquisition	5,392.13
26 Non-Residential Real Property Lease	Glidden Trust No. 030-801-00-5	00255	IL	Duke & King Acquisition	3,596.99
27 Non-Residential Real Property Lease	Gerald E. Anderson	02160	IL	Duke & King Acquisition	4,250.00
28 Non-Residential Real Property Lease	Grub Stake Properties II a/k/a Grubbstake	10234	IL	Duke & King Acquisition	4,635.19
29 Non-Residential Real Property Lease	William H. Hess Irrevocable Trust	01747	IL	Duke & King Acquisition	3,000.00
30 Non-Residential Real Property Lease	Mary A Kaszynski & Anthony C. Raccuglia	01752	IL	Duke & King Acquisition	2,593.33
31 Non-Residential Real Property Lease	LH Meltzer, LLC	01060	IL	Duke & King Acquisition	8,500.00
32 Non-Residential Real Property Lease	Triple H Properties	00437	IL	Duke & King Acquisition	1,784.84
33 Security Services	Atlas Security		Misc	Duke & King Acquisition	949.26
34 Music Services	Audio Acoustics		Misc	Duke & King Acquisition	972.48
35 Music Services	Business Music Ltd		Misc	Duke & King Acquisition	496.80
36 Music Services	Custom Communications		Misc	Duke & King Acquisition	-
37 Grease Removal	Darling		Misc	Duke & King Acquisition	-
38 Advertising Sign Lease	Derse		Misc	Duke & King Acquisition	488.00
39 Music Services	DMX Communications		Misc	Duke & King Acquisition	65.31
40 Hood Cleaning	Enviromatic Corp Of America		Misc	Duke & King Acquisition	29,729.16
41 Snow Services	Fenne's Outdoor Services LLC		Misc	Duke & King Acquisition	4,974.75
42 Security Services	Floyd Total Securitiy		Misc	Duke & King Acquisition	-
43 Snow Services	Golla Outdoor Services		Misc	Duke & King Acquisition	377.50
44 Snow Services	High Profile Grounds Maintenance		Misc	Duke & King Acquisition	-
45 Lease Copier/Hole Punch	Ikon		Misc	Duke & King Acquisition	2,585.33
46 Lease Copier/Hole Punch	Ikon		Misc	Duke & King Acquisition	1,036.62
47 Posters Contract	Labor Law Institute Auto Comply Posters		Misc	Duke & King Acquisition	-
48 Snow Services	Lefonz Lawn Service		Misc	Duke & King Acquisition	520.00
49 Advertising	Mail South		Misc	Duke & King Acquisition	19,232.54
50 WOTC Program Agreement	Maximus, Inc.		Misc	Duke & King Acquisition	7,385.24
51 Billboards/Advertising	Minnesota Logos		Misc	Duke & King Acquisition	494.85
52 Music Services	Muzak		Misc	Duke & King Acquisition	11,207.14
53 Snow Services	North Field Landscape		Misc	Duke & King Acquisition	200.00
54 CO2 Service Agreement	NuCO2		Misc	Duke & King Acquisition	-
55 Contract for Pest Control	Presto X		Misc	Duke & King Acquisition	1,837.97
56 Snow Services	River City Lawn		Misc	Duke & King Acquisition	1,185.31
57 Contract for Postage Meter	SECAP Finance		Misc	Duke & King Acquisition	-
58 Snow Services	Sno-Mow Services		Misc	Duke & King Acquisition	1,405.17
59 Snow Services	Todd's Mow and Plow		Misc	Duke & King Acquisition	-
60 Non-Residential Real Property Lease	735 West Bridge LLC	07444	MN	Duke & King Acquisition	8,683.42

Note – the limited license executed between Burger King Corporation and the Debtors operates as an amendment to each of the 52 franchise agreements subject to that limited license

EXHIBIT 1

**Duke & King Acquisition / Duke & King Missouri LLC
Notice Of Unexpired Leases and Executory Contracts And Cure Costs**

Type of Contract/Lease	Counter Party	Store #	Region	Debtor	Proposed Cure Amount
61 Non-Residential Real Property Lease	Alkire, Inc	09095	MN	Duke & King Acquisition	3,831.70
62 Non-Residential Real Property Lease	Laurence Kennedy	11284	MN	Duke & King Acquisition	11,846.90
63 Non-Residential Real Property Lease	Barque Hill Capital Partners LLC	06270	MN	Duke & King Acquisition	39,050.74
64 Non-Residential Real Property Lease	Worms Trust dated 5/9/1998	12757	MN	Duke & King Acquisition	7,703.04
65 Non-Residential Real Property Lease	Burger King Corporation	06299	MN	Duke & King Acquisition	7,262.40
66 Burger King Franchise Agreement #09934	Burger King Corporation	09934	MN	Duke & King Acquisition	41,581.84
67 Burger King Franchise Agreement #12757	Burger King Corporation	12757	MN	Duke & King Acquisition	45,666.00
68 Burger King Franchise Agreement #07557	Burger King Corporation	07557	MN	Duke & King Acquisition	40,800.66
69 Limited License Agreement Store #06545	Burger King Corporation	06545	MN	Duke & King Acquisition	50,998.67
70 Limited License Agreement Store #07937	Burger King Corporation	07937	MN	Duke & King Acquisition	53,274.58
71 Burger King Franchise Agreement #04507	Burger King Corporation	04507	MN	Duke & King Acquisition	58,847.59
72 Burger King Franchise Agreement #04151	Burger King Corporation	04151	MN	Duke & King Acquisition	62,719.45
73 Burger King Franchise Agreement #04122	Burger King Corporation	04122	MN	Duke & King Acquisition	50,863.46
74 Burger King Franchise Agreement #12250	Burger King Corporation	12250	MN	Duke & King Acquisition	67,942.61
75 Burger King Franchise Agreement #09095	Burger King Corporation	09095	MN	Duke & King Acquisition	46,307.92
76 Burger King Franchise Agreement #09256	Burger King Corporation	09256	MN	Duke & King Acquisition	54,726.66
77 Limited License Agreement Store #09332	Burger King Corporation	09332	MN	Duke & King Acquisition	50,874.37
78 Burger King Franchise Agreement #02641	Burger King Corporation	02641	MN	Duke & King Acquisition	47,304.52
79 Burger King Franchise Agreement #09994	Burger King Corporation	09994	MN	Duke & King Acquisition	42,952.74
80 Limited License Agreement Store #06590	Burger King Corporation	06590	MN	Duke & King Acquisition	70,154.27
81 Limited License Agreement Store #10239	Burger King Corporation	10239	MN	Duke & King Acquisition	52,842.68
82 Limited License Agreement Store #09993	Burger King Corporation	09993	MN	Duke & King Acquisition	52,432.88
83 Burger King Franchise Agreement #06270	Burger King Corporation	06270	MN	Duke & King Acquisition	72,753.71
84 Limited License Agreement Store #11535	Burger King Corporation	11535	MN	Duke & King Acquisition	52,580.49
85 Burger King Franchise Agreement #04553	Burger King Corporation	04553	MN	Duke & King Acquisition	70,523.43
86 Burger King Franchise Agreement #06299	Burger King Corporation	06299	MN	Duke & King Acquisition	61,241.80
87 Limited License Agreement Store #06530	Burger King Corporation	06530	MN	Duke & King Acquisition	79,850.77
88 Burger King Franchise Agreement #05713	Burger King Corporation	05713	MN	Duke & King Acquisition	77,786.87
89 Burger King Franchise Agreement #11682	Burger King Corporation	11682	MN	Duke & King Acquisition	58,541.63
90 Burger King Franchise Agreement #05591	Burger King Corporation	05591	MN	Duke & King Acquisition	82,897.34
91 Limited License Agreement Store #08004	Burger King Corporation	08004	MN	Duke & King Acquisition	58,622.45
92 Burger King Franchise Agreement #05012	Burger King Corporation	05012	MN	Duke & King Acquisition	86,346.71
93 Burger King Franchise Agreement #07466	Burger King Corporation	07466	MN	Duke & King Acquisition	66,342.37
94 Burger King Franchise Agreement #11243	Burger King Corporation	11243	MN	Duke & King Acquisition	64,085.36
95 Burger King Franchise Agreement #10284	Burger King Corporation	10284	MN	Duke & King Acquisition	75,302.92
96 Limited License Agreement Store #04116	Burger King Corporation	04116	MN	Duke & King Acquisition	72,531.32
97 Burger King Franchise Agreement #07444	Burger King Corporation	07444	MN	Duke & King Acquisition	58,960.96
98 Limited License Agreement Store #09081	Burger King Corporation	09081	MN	Duke & King Acquisition	61,105.07
99 Burger King Franchise Agreement #09272	Burger King Corporation	09272	MN	Duke & King Acquisition	65,048.74
100 Limited License Agreement Store #11284	Burger King Corporation	11284	MN	Duke & King Acquisition	77,773.12
101 Burger King Franchise Agreement #08224	Burger King Corporation	08224	MN	Duke & King Acquisition	71,595.67
102 Burger King Franchise Agreement #13091	Burger King Corporation	13091	MN	Duke & King Acquisition	93,240.22
103 Limited License Agreement Store #06615	Burger King Corporation	06615	MN	Duke & King Acquisition	93,747.47
104 Burger King Franchise Agreement #04009	Burger King Corporation	04009	MN	Duke & King Acquisition	90,318.70
105 Burger King Franchise Agreement #11254	Burger King Corporation	11254	MN	Duke & King Acquisition	80,352.97
106 Non-Residential Real Property Lease	Burkhardt Cooperative Association, Inc.	09934	MN	Duke & King Acquisition	3,500.00
107 Non-Residential Real Property Lease	Burnsville BK, LLC	04151	MN	Duke & King Acquisition	23,905.61
108 Non-Residential Real Property Lease	CNL APF Partners, LP	04116	MN	Duke & King Acquisition	19,555.07
109 Non-Residential Real Property Lease	Edward C. Lim and Elaine Lim	06545	MN	Duke & King Acquisition	11,776.33
110 Non-Residential Real Property Lease	Edwin J. Taylor and Diana S. Taylor	06590	MN	Duke & King Acquisition	7,370.00
111 Non-Residential Real Property Lease	Gene C. Ghisolfo	09332	MN	Duke & King Acquisition	19,992.05
112 Non-Residential Real Property Lease	Holiday Station Stores, Inc.	11243	MN	Duke & King Acquisition	6,588.11
113 Non-Residential Real Property Lease	Inland Commercial Property Management, Inc.	06530	MN	Duke & King Acquisition	8,131.75
114 Non-Residential Real Property Lease	Irving J. Sherman Revocable Trust	11535	MN	Duke & King Acquisition	6,500.00
115 Non-Residential Real Property Lease	Irving J. Sherman Revocable Trust	09993	MN	Duke & King Acquisition	4,467.00
116 Non-Residential Real Property Lease	Jeffery Scott Freeman and Kathleen Freeman	02641	MN	Duke & King Acquisition	17,057.14
117 Non-Residential Real Property Lease	John R. Piatt	07937	MN	Duke & King Acquisition	8,893.51
118 Non-Residential Real Property Lease	John Suen and Nancy Huang	09081	MN	Duke & King Acquisition	16,005.02
119 Non-Residential Real Property Lease	Mark J. Ogren	11254	MN	Duke & King Acquisition	4,628.75
120 Non-Residential Real Property Lease	MOAC Mall Holdings LLC	07466	MN	Duke & King Acquisition	20,004.28

Note – the limited license executed between Burger King Corporation and the Debtors operates as an amendment to each of the 52 franchise agreements subject to that limited license

EXHIBIT 1

**Duke & King Acquisition / Duke & King Missouri LLC
Notice Of Unexpired Leases and Executory Contracts And Cure Costs**

Type of Contract/Lease	Counter Party	Store #	Region	Debtor	Proposed Cure Amount
121 Non-Residential Real Property Lease	Nathan Lustman, Trustee of the Nathan Lustman	09272	MN	Duke & King Acquisition	22,616.37
122 Non-Residential Real Property Lease	Oreel Family Limited Partnership	09994	MN	Duke & King Acquisition	12,479.12
123 Non-Residential Real Property Lease	Oreel Family Limited Partnership	10284	MN	Duke & King Acquisition	29,826.54
124 Non-Residential Real Property Lease	P & C Rentals LLP	04507	MN	Duke & King Acquisition	9,590.00
125 Non-Residential Real Property Lease	P & C Rentals LLP	04122	MN	Duke & King Acquisition	4,953.33
126 Non-Residential Real Property Lease	Paul N. Philips and Karine T. Philips	08004	MN	Duke & King Acquisition	22,852.97
127 Non-Residential Real Property Lease	POOYA, Inc.	11682	MN	Duke & King Acquisition	34,753.91
128 Non-Residential Real Property Lease	Sherwin 2000 Trust	07557	MN	Duke & King Acquisition	23,118.52
129 Non-Residential Real Property Lease	Roger Johnson and Candice J. Johnson	05713	MN	Duke & King Acquisition	24,949.42
130 Non-Residential Real Property Lease	Ronald Gdovin and Dina Rickard	06615	MN	Duke & King Acquisition	22,057.64
131 Non-Residential Real Property Lease	Segura Investors VI, LLC and Segura Investors	04009	MN	Duke & King Acquisition	10,329.07
132 Non-Residential Real Property Lease	Segura Investors VI, LLC and Segura Investors	08224	MN	Duke & King Acquisition	10,224.03
133 Non-Residential Real Property Lease	Serramonte Westborough Associates, LLC	05012	MN	Duke & King Acquisition	34,135.74
134 Non-Residential Real Property Lease	Stadium Village Plaza, LLC	12250	MN	Duke & King Acquisition	7,317.33
135 Non-Residential Real Property Lease	The Lakes Adventure LLC	13091	MN	Duke & King Acquisition	35,826.87
136 Non-Residential Real Property Lease	Vander-Smith Properties	05591	MN	Duke & King Acquisition	26,540.48
137 Non-Residential Real Property Lease	Wakefield LLC	04553	MN	Duke & King Acquisition	20,034.64
138 Non-Residential Real Property Lease	Russ Family Trust	10239	MN	Duke & King Acquisition	23,210.94
139 Non-Residential Real Property Lease	Yocum Oil Company, Inc.	09256	MN	Duke & King Acquisition	7,002.62
140 Non-Residential Real Property Lease	Altibano R. Parenti and Rosa M Parenti Living	08384	MO	Duke & King Missouri	7,000.00
141 Non-Residential Real Property Lease	AWWRE III, LLC	11049	MO	Duke & King Missouri	6,166.67
142 Non-Residential Real Property Lease	AWWRE III, LLC	12281	MO	Duke & King Missouri	6,166.67
143 Non-Residential Real Property Lease	Triex Missouri Prop LLC	12415	MO	Duke & King Missouri	7,703.90
144 Limited License Agreement Store #12413	Burger King Corporation	12413	MO	Duke & King Missouri	31,914.25
145 Limited License Agreement Store #05539	Burger King Corporation	05539	MO	Duke & King Missouri	62,219.87
146 Limited License Agreement Store #01227	Burger King Corporation	01227	MO	Duke & King Missouri	54,298.00
147 Limited License Agreement Store #09331	Burger King Corporation	09331	MO	Duke & King Missouri	42,141.49
148 Burger King Franchise Agreement #03232	Burger King Corporation	03232	MO	Duke & King Missouri	72,288.68
149 Limited License Agreement Store #07203	Burger King Corporation	07203	MO	Duke & King Missouri	68,311.37
150 Limited License Agreement Store #03475	Burger King Corporation	03475	MO	Duke & King Missouri	61,157.72
151 Burger King Franchise Agreement #05357	Burger King Corporation	05357	MO	Duke & King Missouri	72,918.63
152 Limited License Agreement Store #08384	Burger King Corporation	08384	MO	Duke & King Missouri	52,661.95
153 Burger King Franchise Agreement #04513	Burger King Corporation	04513	MO	Duke & King Missouri	64,434.42
154 Limited License Agreement Store #12281	Burger King Corporation	12281	MO	Duke & King Missouri	52,030.26
155 Limited License Agreement Store #12415	Burger King Corporation	12415	MO	Duke & King Missouri	44,333.85
156 Limited License Agreement Store #11049	Burger King Corporation	11049	MO	Duke & King Missouri	56,463.85
157 Non-Residential Real Property Lease	Clyde Stewart, Jr. and Kathy Stewart	09331	MO	Duke & King Missouri	1,331.00
158 Non-Residential Real Property Lease	David Stewart and Joyce Stewart	09331	MO	Duke & King Missouri	1,331.00
159 Non-Residential Real Property Lease	Glen Harris Farms	05539	MO	Duke & King Missouri	9,980.31
160 Non-Residential Real Property Lease	MO.BK	07203	MO	Duke & King Missouri	9,803.45
161 Non-Residential Real Property Lease	South Campbell Street Investment Company, LLC	03232	MO	Duke & King Missouri	14,077.71
162 Non-Residential Real Property Lease	Spring Investment LLC	01227	MO	Duke & King Missouri	8,346.54
163 Non-Residential Real Property Lease	Sutter Development Corp	04513	MO	Duke & King Missouri	1,823.26
164 Non-Residential Real Property Lease	Thomas Joeseeph Tacci Family Trust	03475	MO	Duke & King Missouri	6,328.42
165 Non-Residential Real Property Lease	University Park Development, LLC	05357	MO	Duke & King Missouri	5,690.97
166 Non-Residential Real Property Lease	Wood Family Limited Partnership	12413	MO	Duke & King Missouri	3,100.00
167 Non-Residential Real Property Lease	Burger King Corporation	03792	WI	Duke & King Acquisition	5,437.50
168 Limited License Agreement Store #04857	Burger King Corporation	04857	WI	Duke & King Acquisition	42,676.96
169 Burger King Franchise Agreement #09366	Burger King Corporation	09366	WI	Duke & King Acquisition	45,120.44
170 Burger King Franchise Agreement #01764	Burger King Corporation	01764	WI	Duke & King Acquisition	49,804.69
171 Burger King Franchise Agreement #03792	Burger King Corporation	03792	WI	Duke & King Acquisition	61,169.88
172 Limited License Agreement Store #01888	Burger King Corporation	01888	WI	Duke & King Acquisition	52,412.64
173 Non-Residential Real Property Lease	Demetrios Spyarakos and Harriet Spyarakos	01888	WI	Duke & King Acquisition	9,278.66
174 Non-Residential Real Property Lease	Gabe Fazzini and Karen Fazzini	09366	WI	Duke & King Acquisition	7,100.80
175 Non-Residential Real Property Lease	Karcap Group	01764	WI	Duke & King Acquisition	5,000.00
176 Non-Residential Real Property Lease	McLochlin Enterprises, Inc.	04857	WI	Duke & King Acquisition	7,000.00

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EXHIBIT 1

**Duke & King Acquisition / Duke & King Missouri LLC
Notice Of Unexpired Leases and Executory Contracts And Cure Costs**

Type of Contract/Lease	Counter Party	Store #	Region	Debtor	Proposed Cure Amount
1 Non-Residential Real Property Lease	Albert E. Miller Revocable Living Trust	04334	Group 2	Duke & King Acquisition	5,742.26
2 Non-Residential Real Property Lease	Burger King Corporation	04111	Group 2	Duke & King Acquisition	5,162.00
3 Limited License Agreement Store #05971	Burger King Corporation	05971	Group 2	Duke & King Acquisition	56,420.46
4 Limited License Agreement Store #05960	Burger King Corporation	05960	Group 2	Duke & King Acquisition	46,928.21
5 Limited License Agreement Store #04334	Burger King Corporation	04334	Group 2	Duke & King Acquisition	53,329.49
6 Burger King Franchise Agreement #00106	Burger King Corporation	00106	Group 2	Duke & King Acquisition	56,788.77
7 Burger King Franchise Agreement #04111	Burger King Corporation	04111	Group 2	Duke & King Acquisition	44,069.07
8 Burger King Franchise Agreement #11191	Burger King Corporation	11191	Group 2	Duke & King Acquisition	37,626.90
9 Non-Residential Real Property Lease	Burger King Corporation	00106	Group 2	Duke & King Acquisition	8,358.38
10 Non-Residential Real Property Lease	Ramsey Cronfel	05960	Group 2	Duke & King Acquisition	6,757.67
11 Non-Residential Real Property Lease	Sunflower Square Shopping Center, LLC	05971	Group 2	Duke & King Acquisition	7,773.07
12 Non-Residential Real Property Lease	Williams Property Management LLC	11191	Group 2	Duke & King Acquisition	14,166.66
13 Limited License Agreement Store #06609	Burger King Corporation	06609	Group 2	Duke & King Missouri	44,555.35
14 Limited License Agreement Store #11751	Burger King Corporation	11751	Group 2	Duke & King Missouri	31,323.12
15 Limited License Agreement Store #01558	Burger King Corporation	01558	Group 2	Duke & King Missouri	63,764.06
16 Limited License Agreement Store #08964	Burger King Corporation	08964	Group 2	Duke & King Missouri	39,555.80
17 Limited License Agreement Store #09744	Burger King Corporation	09744	Group 2	Duke & King Missouri	37,325.30
18 Limited License Agreement Store #07204	Burger King Corporation	07204	Group 2	Duke & King Missouri	40,685.07
19 Limited License Agreement Store #06030	Burger King Corporation	06030	Group 2	Duke & King Missouri	51,644.19
20 Non-Residential Real Property Lease	First Sunrise , LLC	01558	Group 2	Duke & King Missouri	7,742.83
21 Non-Residential Real Property Lease	Gaspardi 2002 Revocable Trust	09744	Group 2	Duke & King Acquisition	5,151.13
22 Non-Residential Real Property Lease	Friendly Family LLC	06030	Group 2	Duke & King Missouri	6,506.05
23 Non-Residential Real Property Lease	Survivor's Trust of Ruth and Joseph Jurnecka	11751	Group 2	Duke & King Missouri	5,075.00
24 Non-Residential Real Property Lease	Legacy Enterprises, Inc.	08964	Group 2	Duke & King Missouri	10,848.60
25 Non-Residential Real Property Lease	Dam Family Trust	07204	Group 2	Duke & King Missouri	5,383.10
26 Non-Residential Real Property Lease	Sunflower Square Shopping Center, LLC	06609	Group 2	Duke & King Missouri	10,290.00

Note – the limited license executed between Burger King Corporation and the Debtors operates as an amendment to each of the 52 franchise agreements subject to that limited license

UNITED STATES BANKRUPTCY COURT
DISTRICT OF MINNESOTA

In re: **JOINTLY ADMINISTERED UNDER
CASE NO. 10-38652**

DUKE AND KING ACQUISITION, CORP., Court File No. 10-38652

Debtors.

Court File Nos:

(includes:

Duke and King Missouri, LLC;

10-38653 (GFK)

Duke and King Missouri Holdings, Inc.;

10-38654 (GFK)

Duke and King Real Estate, LLC;

10-38655 (GFK)

DK Florida Holdings, Inc.)

10-38656 (GFK)

Chapter 11 Cases
Judge Gregory F. Kishel

CERTIFICATE OF SERVICE

Douglas W. Kassebaum, under penalty of perjury, states that on April 18, 2011, he caused to be served the following:

Notice Concerning Unexpired Leases and Executory Contracts and Establishing Cure Costs
by sending true and correct copies by U.S. Mail to the parties listed on the attached service list.

Dated: April 18, 2011

/s/ Douglas W. Kassebaum
Douglas W. Kassebaum

504 W Blackhawk Realty LLC
140 ADAMS AVENUE
SUITE A8
HAUPPAUGE, NY 11788

735 West Bridge LLC
2131 CENTURY PARK LANE 3-214
LOS ANGELES, CA 90067

Albert E. Miller
Revocable Living Trust
1757 Sky Loft Ln
Encinitas, CA 92024

ALBERT E. MILLER LIVING TRUST
78-6833 ALLI DRIVE
STE 6
KAILUA KONA, HI 96740

ALKIRE INC
LAMBERT & ASSO
C/O MARK W LAMBERT
122 S WATER ST
STILLWATER, MN 55082

Alkire, Inc
106 9TH AVE SO CIRCLE
PRINCETON, MN 55371

ALTIBANO R PARENTI
1091 INDUSTRIAL RD
STE 230
SAN CARLOS, CA 94070

Altibano R. Parenti
1091 Industrial Rd #270
San Carlos, CA 94070

Altibano R. Parenti &
Rosa M. Parenti Living Trust
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Amcore Investment Group tte
Trust No. 75-6239
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Rockford, IL 61110

Anthony C. Raccuglia
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ATLAS SECURITY SERVICE INC.
1309 EAST REPUBLIC ROAD
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AUDIO ACOUSTICS INC.
PO BOX 4487
SPRINGFIELD, MO 65808-4487

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STE 2E
NEW YORK, NY 10028

Barque Hill Capital Partners LLC
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FORESTDALE, MA 02644

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ATLANTA, GA 31193-2980

Burger King Corp
PO BOX 020783
MIAMI, FL 33102

Burkhardt Cooperative Assoc.
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Hudson, WI 54016

Burnsville BK, LLC
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BUSINESS MUSIC LTD
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DULUTH, MN 55803-3013

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Downers Grove, IL 60515

Chang Revocable Trust
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Christopher K. Guthrie Trust
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ROSS, CA 94957-1733

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SUITE 1100
ORLANDO, FL 32801

CNL Net Lease Funding 2003, LLC
450 S Orange Ave
Orlando, FL 32801

Cordoza Family Trust
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WATSONVILLE, CA 95076

CUSTOM COMMUNICATIONS
1661 GREENVIEW DR SW
ROCHESTER, MN 55902

Dam Family Trust
1552 Gordy Dr
San Jose, CA 95131

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DES MOINES, IA 50306-0615

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First Sunrise, LLC
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FLOYD TOTAL SECURITY
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MINNEAPOLIS, MN 55420-3634

Friendly Family LLC
53 WORTH'S MILL LANE
PRINCETON, NJ 08540

Gabe & Karen Fazzini
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MURRIETA, CA 92563

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PO Box 3150
Sonora, CA 95370

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Sausalito, CA 94966

Gerald E. Anderson
251 Montgomery Rd
Montgomery, IL 60538

Glen Harris Farm
PO BOX 1291
GRIDLEY, CA 95948

Glidden Trust No. 030-801-00-5
c/o First National Bank
309 SEELEY AVE
DOWNERS GROVE, IL 60515

Golla Outdoor Services
1629 4th Ave
Newport, MN 55055

Grub Stake Properties II
a/k/a Grubbstake Prop II
2401 American Ln
Madison, WI 53704

High Profile Grounds Maintenance, Inc
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Minneapolis, MN 55432

Holiday Station Stores Inc.
4567 American Blvd W
Minneapolis, MN 55437

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IKON FINANCIAL SERVICES
BKY ADMIN
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MACON, GA 31208-3708

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STE 400
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LEFONZ LAWN SVC
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SOUTH ST PAUL, MN 55075

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Springfield, MO 65809

Legacy Enterprises Inc.
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Lathrop & Gage LLP
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STE L100
COLUMBIA, MD 21045

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CHUCK MCLOCHLIN
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Mihailo Chukalovich
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APT 101
NORTHRIDGE, CA 91324

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201 W TRAVELERS TL
STE 230
BURNSVILLE, MN 55337

MO BK, LLC
PO BOX 7906
BEVERLY HILLS, CA 90212

MOAC Mall Holdings LLC
c/o Simon Prop Group
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Indianapolis, IN 46204

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PO BOX 538382
ATLANTA, GA 30353-8382

MUZAK DR THRU
PO BOX 601975
CHARLOTTE, NC 28260-1975

MUZAK LLC
PO BOX 71070
CHARLOTTE, NC 28272-1070

MUZAK LLC
C/O BRIDGET ANN OXENDINE
3318 LAKEMONT BLVD
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Russ Family Trust
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San Jacinto, CA 92583

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ATLANTA, GA 30384-5371

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Segura Investors VII LLC
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2116 Wilshire Blvd #209
Santa Monica, CA 90403

Serramonte Westborough Associates, LLC
355 GELLERT BLVD
Ste 222
DALY CITY, CA 94015

Sherwin 2000 Trust
Mendocino Hill Vineyard
9801 Old River Rd
Ukiah, CA 95482

SNO MOW SERVICES
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FARMINGTON, MN 55024

South Campbell Street Inv. Co. LLC
c/o Dan R. Nelson
Lathrop & Gage LLP
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SPRINGFIELD, MO 65808-4288

Spring Investment LLC
ATTN CHENG LEE
6 GLENGARRY WAY
PRINCETON JUNCTION, NJ 08550

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Attn Mark Harmon
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Minneapolis, MN 55402

STEPHEN J GARDELLA JR
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c/o Richard C. Salmen
Felhaber Larson Fenlon & Vogt P.A.
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Survivor's Trust of Ruth &
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Lebanon, MO 65536

The Lakes Adventure LLC
30100 TOWN CTR DR
SUITE 341
LAGUNA NIGUEL, CA 92677

Thomas Joseph Tacci
Family Trust
335 HEIDI DR
MORGAN HILL, CA 95037

TODD'S GRNDSKEEPING
1682 HEMMINGWAY CT
JANESVILLE, WI 53545

Triex Missouri Prop LLC
19198 FOXGLEN LN
HUNTINGTON BEACH, CA 92648

Triple H Properties
14730 Ruby St
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University Park Development LLC
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TULSA, OK 74133

Vander-Smith Properties
2448 Matterhorn Dr
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Vanowen Street LLC
11054 Ventura Blvd Ste 124
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Wakefield LLC
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Williams Prop Mgmt LLC
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7348 LONE CEDAR TRAIL
SOUTH BELOIT, IL 61080-9490

Wood Family Limited Partnership
c/o JT Brown Realty Co.
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Springfield, MO 65804

Worms Trust dated 5/9/1998
1384 MILLER PLACE
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Yocum Oil Company Inc.
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ST PAUL, MN 55119